

HAMPTON PLANNING BOARD – MINUTES
February 21, 2007– 7:00 PM

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Jim Workman, Selectman Member
Keith Lessard
Tom Higgins
Tom Gillick
James Steffen, Town Planner
ABSENT: Ken Sakurai, Clerk
Fran McMahon, Alternate

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

I. ATTENDING TO BE HEARD

7-14) Barton McGirl
Change of Use from Office Space to Residential Unit at
30 High Street
Map 161 Lot 1A
Owner of Record: Thirty High Street Hampton LLC

Barton McGirl presented this request. He stated he was before the Board 3 ½ years ago and converted the structure from a residence/beauty salon to his dental office. He indicated they had created office space on the second floor. They would now like to revert to residential use on the second floor.

In response to a question from the Board, Mr. McGirl indicated that there is a separate entrance for the second floor space.

In response to a question from the Board, Mr. McGirl indicated that the building is handicap accessible.

MOVED By Mr. Viviano to grant the change of use from office space to residential space at 30 High Street, Map 161 Lot 1A.

SECOND By Mr. Gillick

VOTE: 6-0-0

MOTION PASSED

7-17) Beverly Stoughton
Change of Use from Photo Studio to Retail Store at
17-19 High Street
Map 160 Lot 2
Owner of Record: Anthony Jackson

Beverly Stoughton presented this request. She plans to open an antique store in a space that was previously a photo studio. It is a permitted use. The building is handicap accessible.

MOVED By Mr. Gillick to grant a change of use from a photo studio to a retail store at 17-19 High Street, Map 160 Lot 2.

SECOND By Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

II. CONTINUED PUBLIC HEARINGS

- 6-75) Atlantic Breeze Suites LLC
Site Plan Review to construct 15 condo hotel units at
429 Ocean Boulevard
Map 265 Lot 18
Owner of Record: Henry J & Lucille Archambault, Trustees
JURISDICTION ACCEPTED: 9/6/06
CONTINUATION ACCEPTED: 1/3/07
CONTINUATION ACCEPTED: 2/7/07

Joe Coronati, Jones & Beach Engineers, and Peter Saari, Casassa and Ryan, presented this application. Mr. Coronati described the process of resolving Fire Department issues with the project. He indicated that the one change to the plans, to satisfy fire code requirements, was to add a sidewalk on the sides of the building. There were also some changes with respect to sprinklers and fire signage to meet fire code for the intended use.

BOARD

Mr. Gillick asked if the Fire Chief's letter of approval takes care of all outstanding issues for this project.

Mr. Lessard asked for clarification of the height of the building and its depiction on the plans.

Mr. Higgins suggested that there be stipulations in the approval as to when pile driving can occur. It should not occur from Memorial Day until the day after the Seafood Festival.

PUBLIC

No comment

BOARD

Mr. Steffen went through conditions for approval. Mr. Higgins asked about the assigning of parking spaces. It is not on the plans, even though it is in the notes to the plan (Note 19). It will need to be depicted on the plans.

Mr. Steffen stated that the project would be complying with the new proposed zoning requirements with respect to square footage of units and cooking facilities.

There was discussion of the sign. There will be a condition that it meets Zoning requirements. This is stated in Note 7 on the plans. The note will be modified to indicate that the sign will either be on the building or it will be raised so as not to obstruct the view of traffic.

Mr. Gillick asked when demolition would occur. He would like this to occur before Memorial Day. The same restrictions that apply to pile driving should apply to demolition of the existing structure.

MOVED by Mr. Gillick to grant the site plan review at 429 Ocean Boulevard, Map 265 Lot 18, with the 13 conditions specified on the Planners memo of February 2, the conditions stated in Department of Public Works' memo of October 26, 2006, and the additional conditions discussed this evening.

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

- 6-90) Kevin O'Donnell
6-Lot Residential Subdivision at
89 Woodland Road
Map 130 Lot 8
Owner of Record: Fred C. & Carol J. Sherburne
JURISDICTION ACCEPTED: November 1, 2006
CONTINUATION ACCEPTED: January 3, 2007
CONTINUATION ACCEPTED: February 7, 2007
- 6-91) Kevin O'Donnell
Wetlands Impact Special Permit for a temporary work zone and
grading at
89 Woodland Road
Map 130 Lot 8
Owner of Record: Fred C. & Carol J. Sherburne

Joe Coronati, Jones & Beach Engineers, and Peter Saari, Casassa and Ryan, presented this application. Kevin O'Donnell, applicant, was also present. Mr. Coronati reviewed the status of the application. There were responses from the Department of Public Works and Ambit Engineering this day. He indicated that the remaining outstanding Ambit Engineering comments are minor in nature. Examples of outstanding items are the following. The final plans need to be stamped. Ambit would like DPW to concur with the drainage plan along Woodland Road.

Mr. Coronati indicated that the Department of Public Works' comments refer to giving storm water easements to the Town in the event that owners do not maintain the detention

ponds and the Town needs to go onto the property to deal with emergencies. These storm water easements to the Town will be in the owners' deeds.

BOARD

Mr. Higgins asked if yearly reports are to be required for inspection of the detention ponds. There was discussion of the nature of these reports. Mr. Workman read Note 15 on Page P1 of the plan set, which describes inspection requirements.

PUBLIC

No comments

BOARD

There was discussion of fencing of the detention ponds. They are not deep and fencing is not warranted. This was discussed at a previous meeting.

Condition #11 is to be reworded to include an annual report requirement to be supplied on September 15th each year.

MOVED by Mr. Gillick to grant a special permit to impact the Wetlands Conservation District at 89 Woodland Road, Map 130, Lot 8.

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

MOVED by Mr. Gillick to grant a 6-lot residential subdivision at 89 Woodland Road, Map 130, Lot 8, subject to the conditions stated in the Planner's memo of February 21, 2007 and the Conservation Commission's memo of October 29, 2006, plus a requirement of an annual report of detention pond inspection on September 15th each year.

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

I. CONSIDERATION OF MINUTES of February 7, 2007

Page 3 – Add to Mr. Higgins' comments **"It was only the Assessor's office that had it as one lot"**.

Page 4 – Mr. Lanouette stated that it was their intent to keep the stairs in place during the reconstruction.

Add to Mr. Higgins' comments ... "not comfortable with permanent staircases **on Town property**"

Page 8 - Add to Mr. Higgins' comments "therefore ... **may be viewed as** ...having a pecuniary interest".

Page 12 – In Mr. Higgins' continuation motion, note that Mr. Gillick was the member who abstained.

MOVED by Mr. Higgins to accept the minutes as amended

SECOND by Mr. Gillick

VOTE: 5-0-1 (Lessard)

MOTION PASSED

III. CORRESPONDENCE

Ellen Goethel is looking for an NROC representative from the Planning Board. Mr. Gillick volunteered.

VII. OTHER BUSINESS

Mr. Steffen said we have applied for a PlanNH Design Assistance Charrette to help with the master planning for the government center area. We should hear by mid-March.

MOVED by Mr. Gillick to adjourn.

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

Meeting adjourned at 7:40 PM.

Respectfully Submitted,
Barbara Renaud
Planning Board Secretary